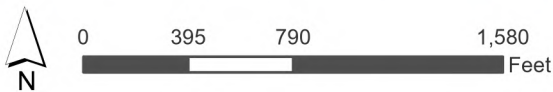


# South End Case Overview (ZC-24-08/ ZC-24-09/ ZC-24-10)

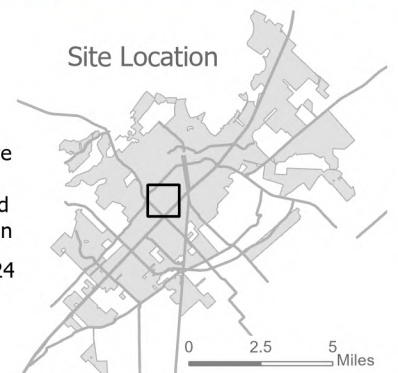


- ZC-24-08 (CD-5) - 21.5 acres
- ZC-24-09 (CD-1) - 16.6 acres
- ZC-24-10 (CD-4) - 56.8 acres



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

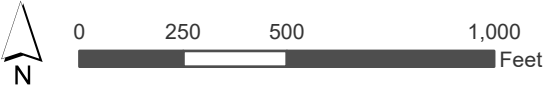
Date: 10/17/2024







 Subject Property  
 Parcel

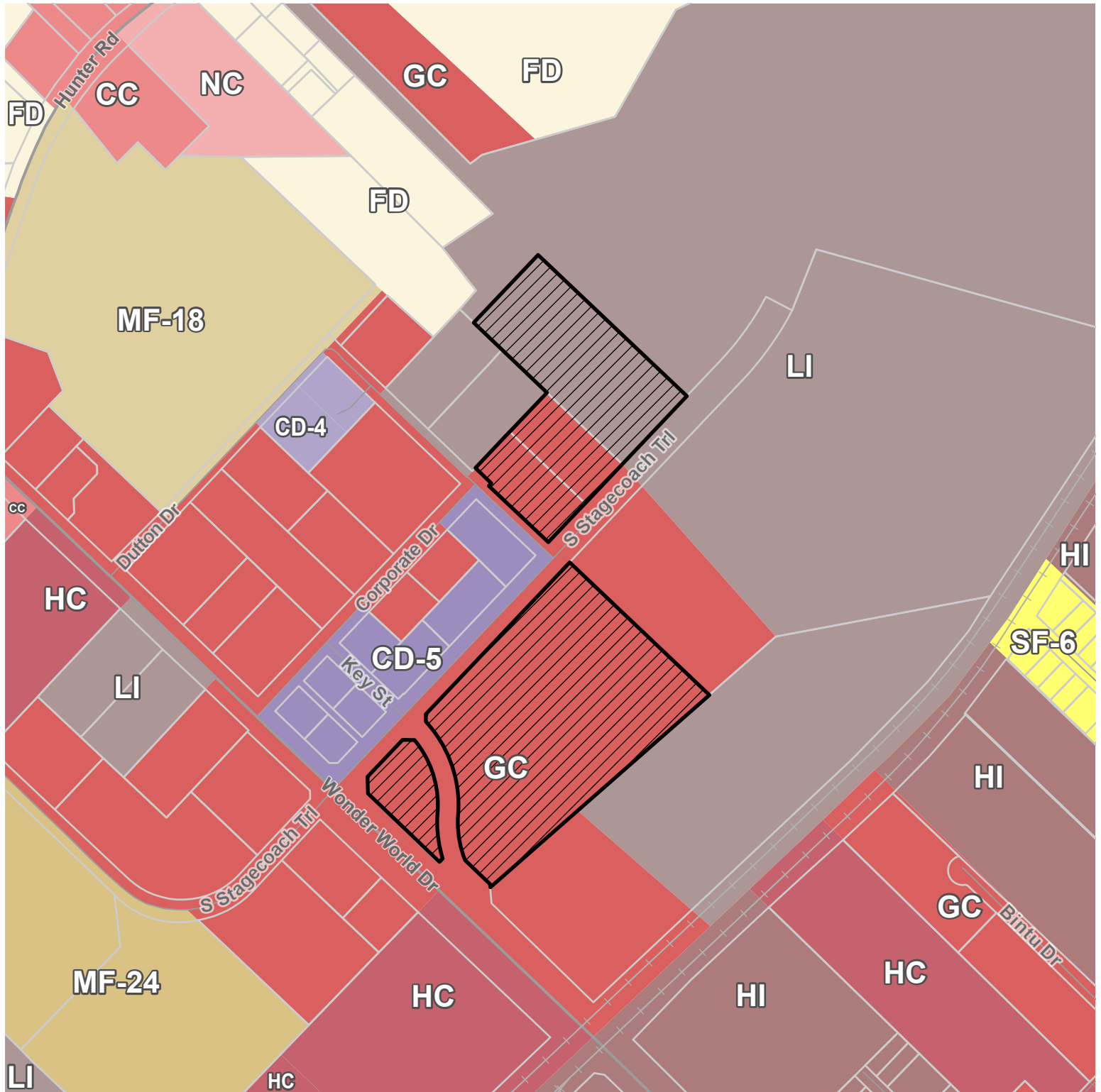


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Date: 10/9/2024







- |                  |       |
|------------------|-------|
| Subject Property | HI    |
| CC               | LI    |
| CD-4             | MF-18 |
| CD-5             | MF-24 |
| FD               | NC    |
| GC               | SF-6  |
| HC               |       |



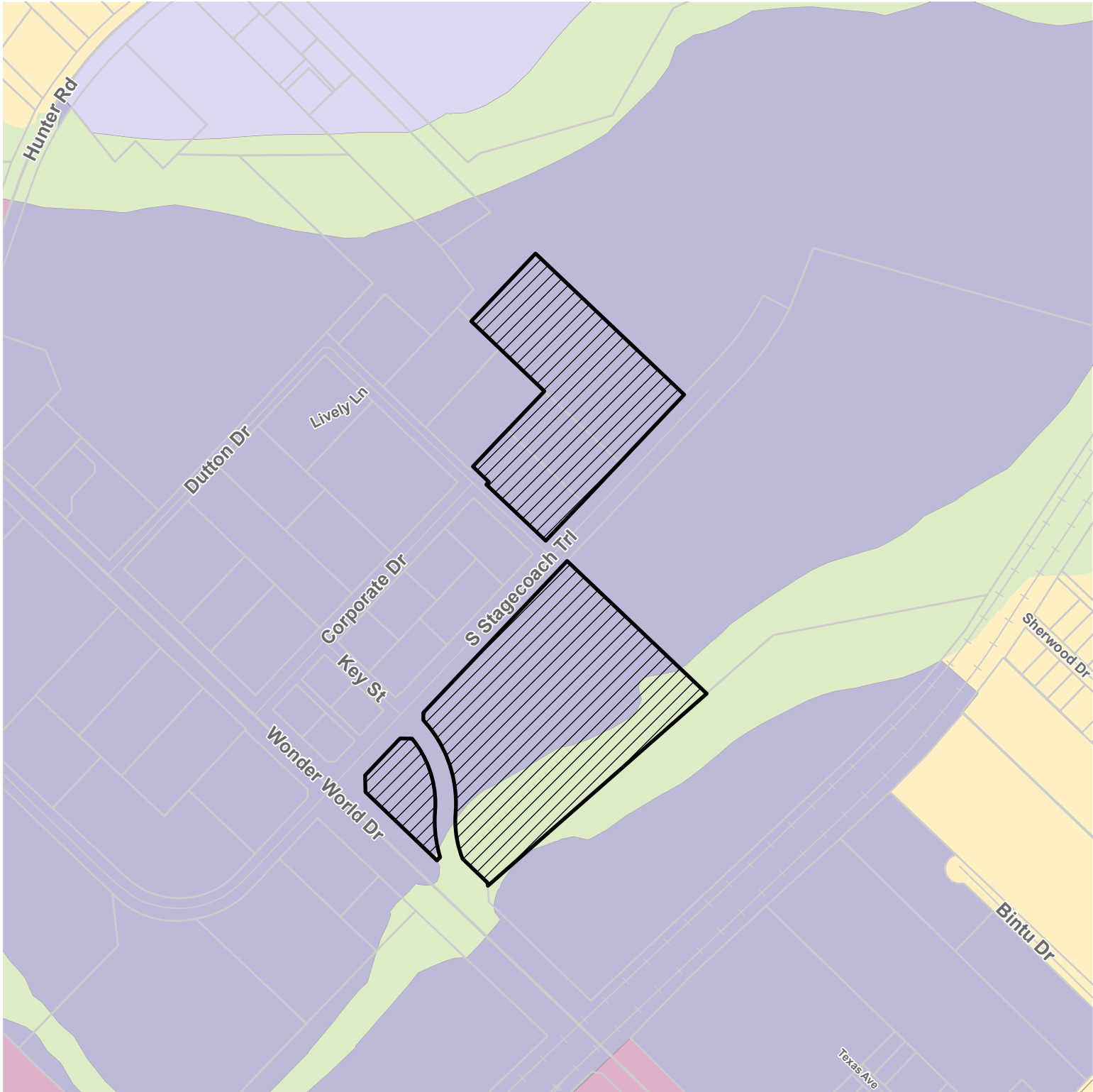
0 250 500 1,000  
Feet

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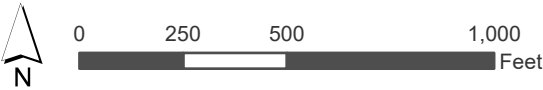
Date: 10/9/2024

Site Location





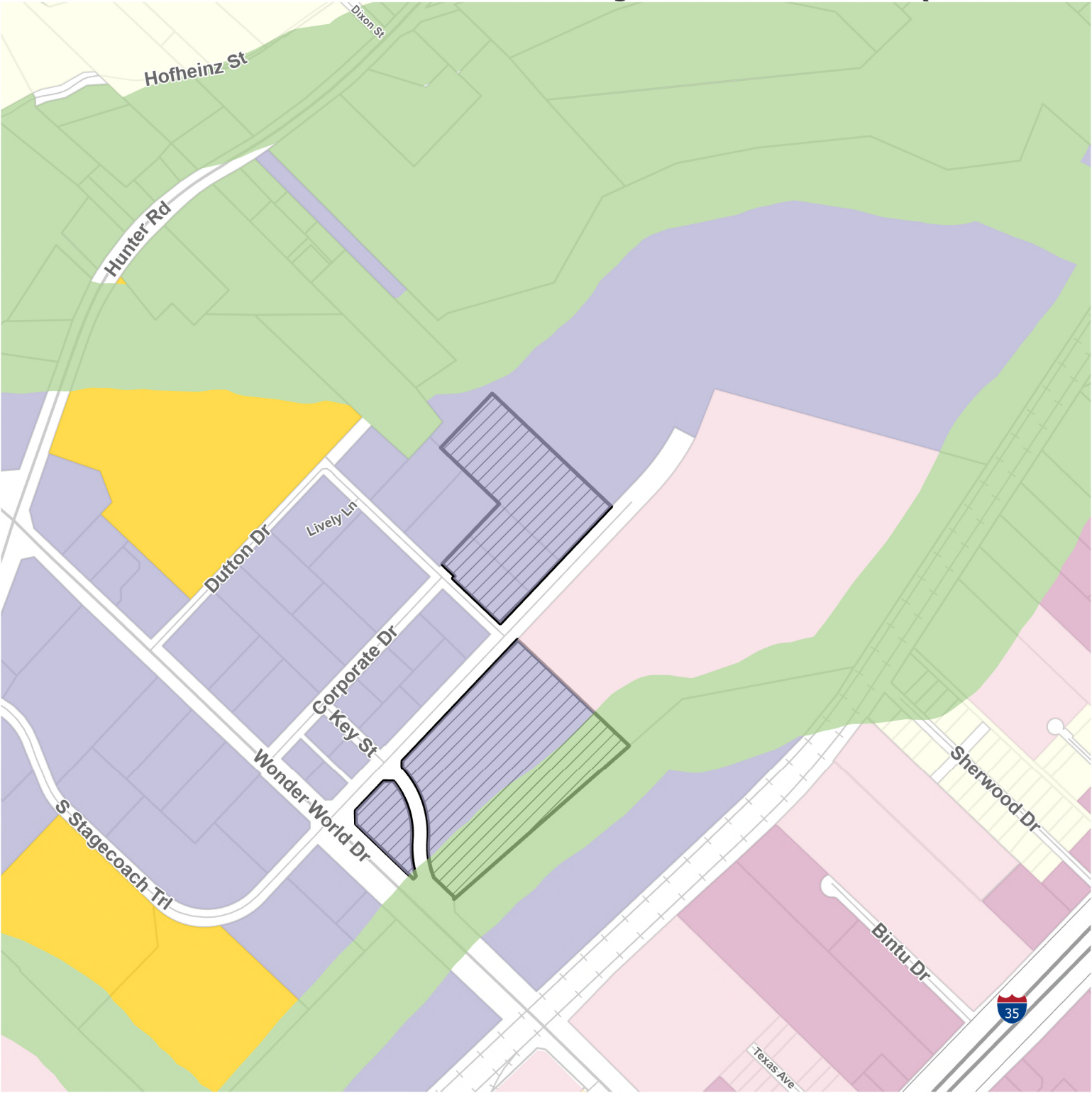
- Subject Property
- Parcels
- Employment Area
- Medium Intensity
- Low Intensity
- Existing Neighborhood
- Open Space



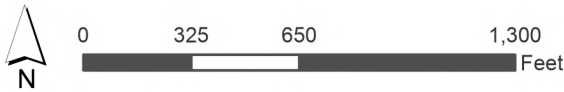
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/9/2024





- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/Cluster
- Subject Property
- Parcels

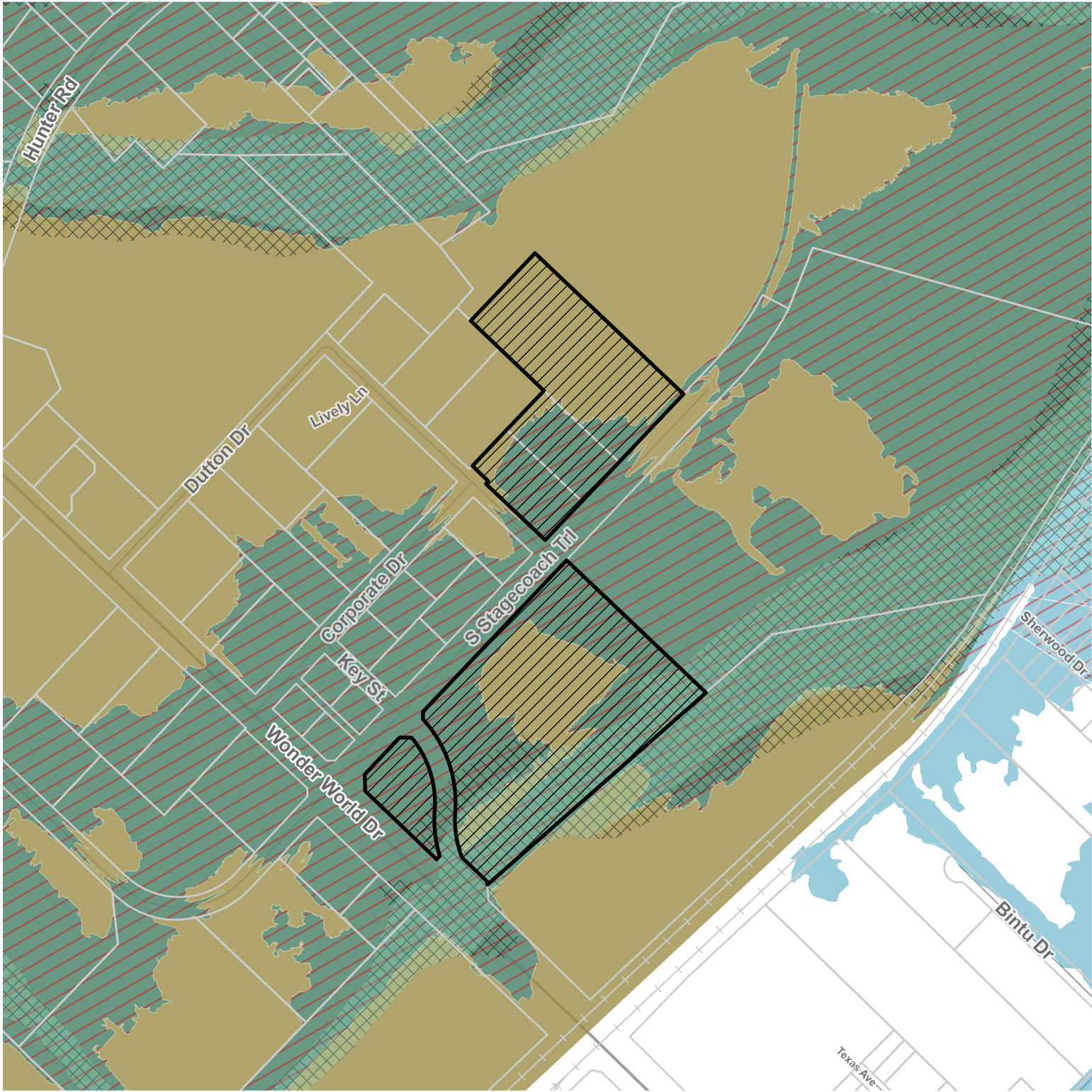


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

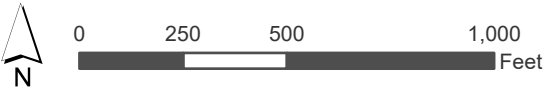
Date: 11/13/2024







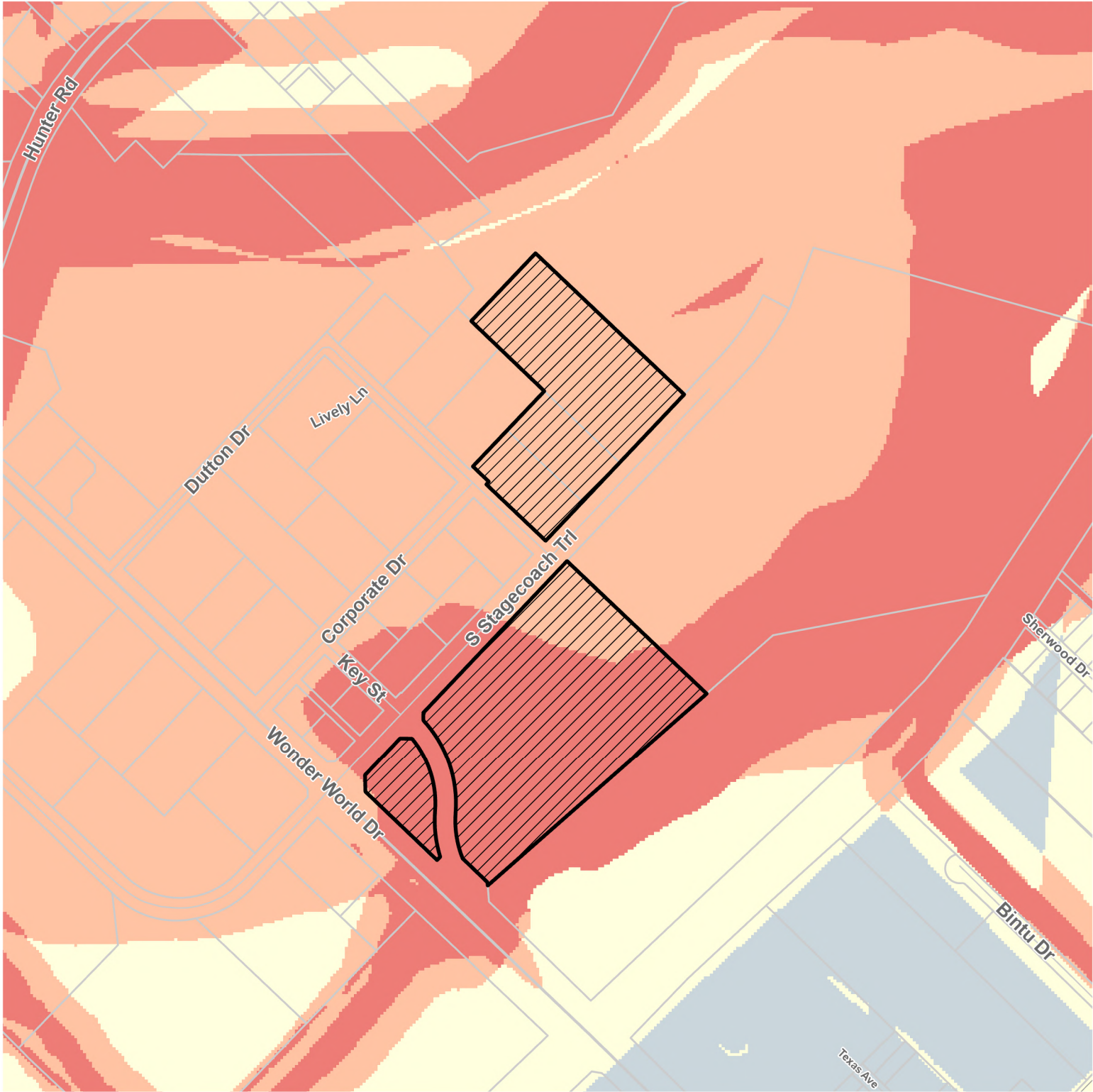
- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Transition Zone
- Major
- Minor
- Frontage



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Date: 10/9/2024





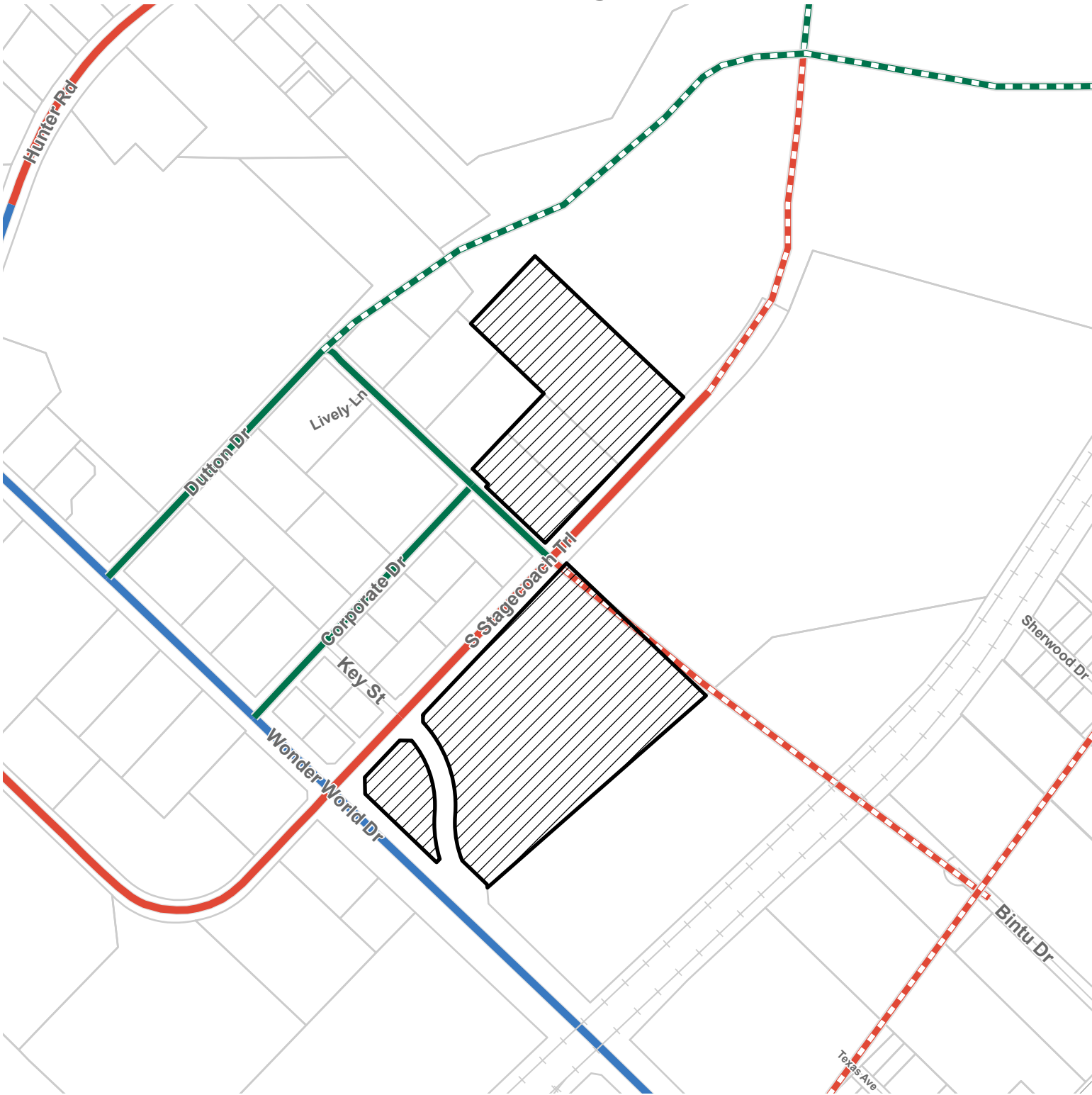
- Subject Property
- Parcels
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained




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Date: 10/15/2024





- |  |  |
|--|--|
|  Subject Property |  Enhanced, St   |
|  Enhanced, Ave    |  Proposed, Ave  |
|  Enhanced, Blvd   |  Proposed, Blvd |
|  Enhanced, HW     |  Proposed, Pkwy |
|  Enhanced, Pkwy   |  Proposed, St   |



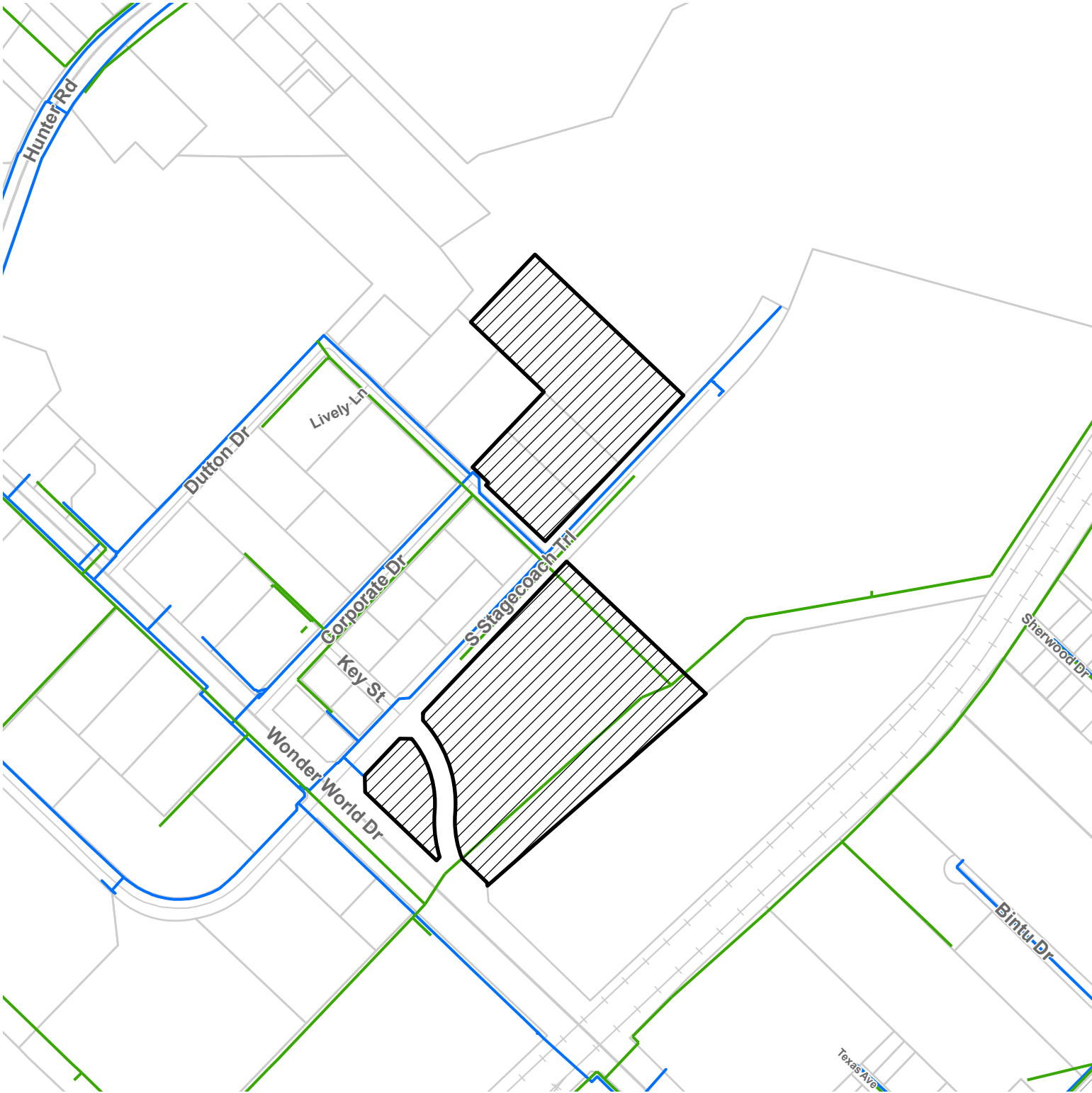
0 250 500 1,000 Feet

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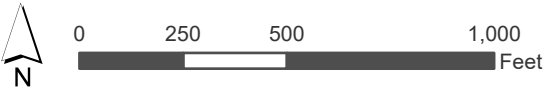
Date: 10/9/2024







- Subject Property
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Parcels



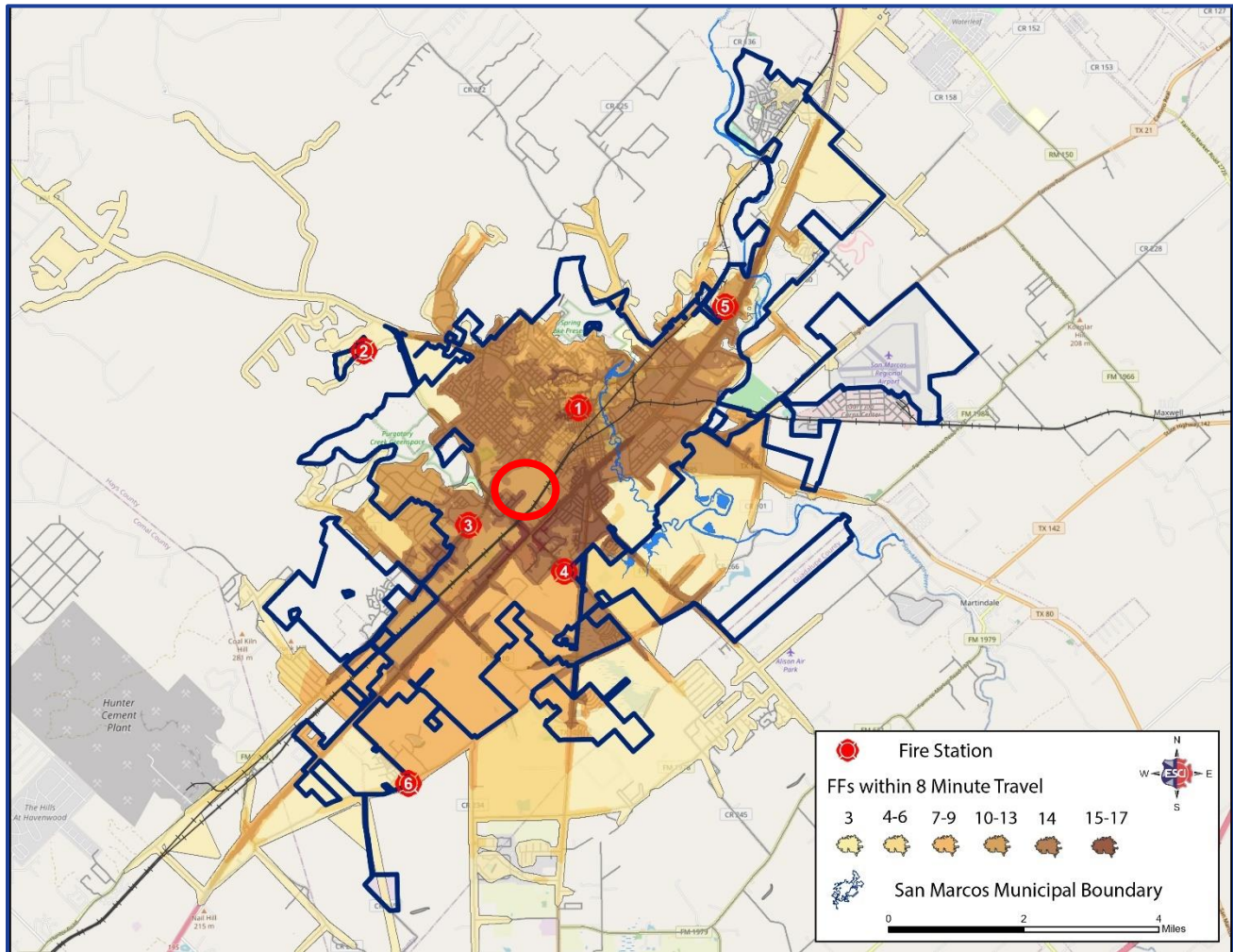
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/9/2024



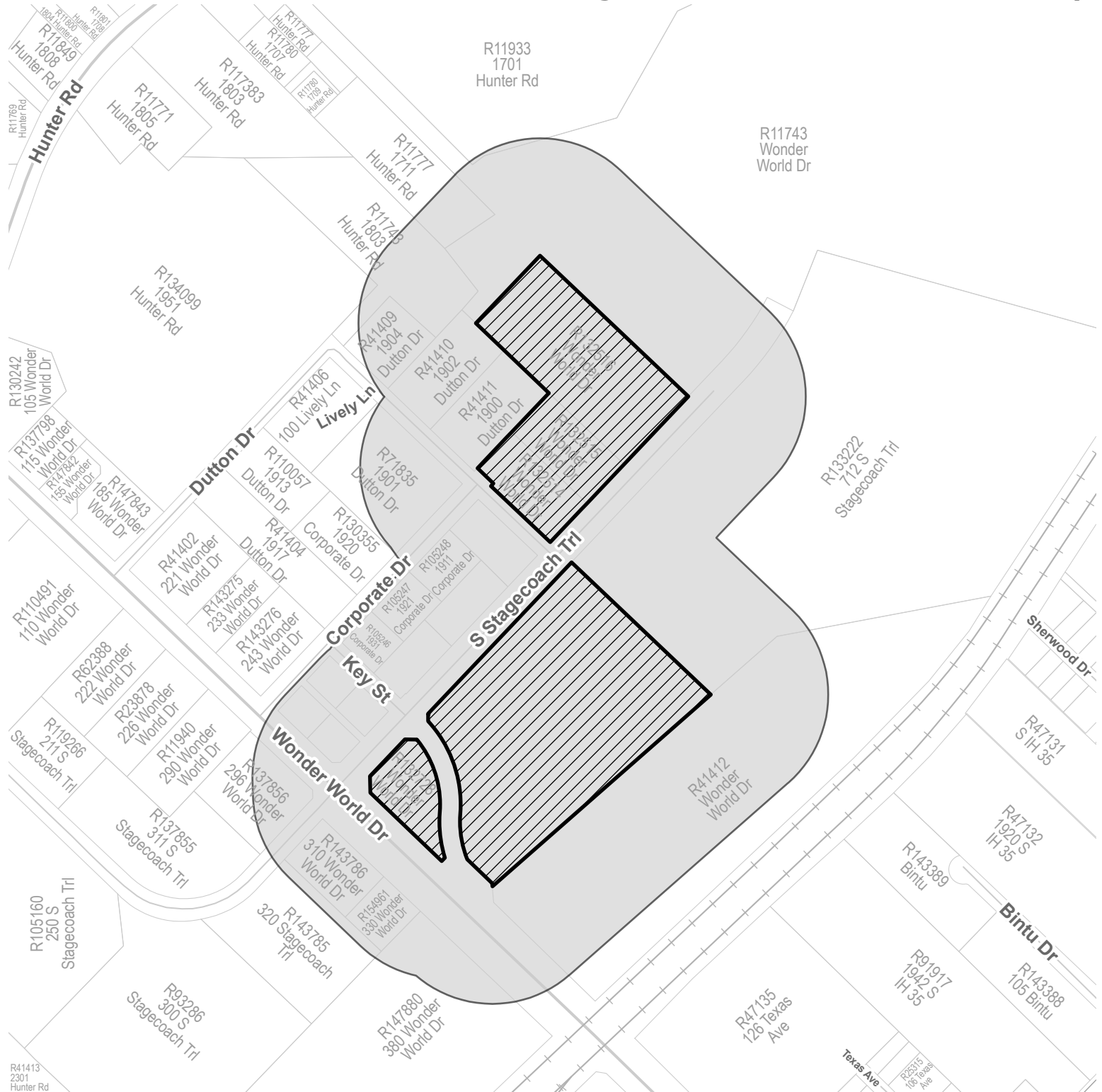





**Figure 112: SMFD 8-Minute Effective Response Force**  
***Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.***



**ZC-24-08 APPROXIMATE LOCATION**





-  Subject Property
-  400ft Buffer
-  Parcel



0 250 500 1,000  
Feet

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Date: 10/11/2024

Site Location





PLANNING AND DEVELOPMENT SERVICES

10/22/2024



ZC-24-08

**Notice of Public Hearing  
Zoning Change Request  
“LI” Light Industrial/ “GC” General Commercial to “CD-5” Character District- 5  
Intersection of Wonderworld Dr & S Stagecoach Trail / South End Stagecoach Trail CD-5**

*ZC-24-08 (Intersection of Wonderworld Dr & S Stagecoach Trail / South End Stagecoach Trail LI/GC to CD-5)  
Hold a public hearing and consider a request by John David Carson, on behalf of Carson Haysco Holdings, LP, for a Zoning Change from Light Industrial (LI) and General Commercial (GC) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for approximately 21.46 acres, comprising Lots 1, 2 and 3, Block B and Lot 1, Block C in the Hays County Government Center Final Plat, and an unplatted 1.33 acre tract of land situated in the J.M Veramendi League, No.1, generally located northeast of the intersection between Wonder World Drive and S Stagecoach Trail, and northwest of the intersection between Dutton Drive and S Stagecoach Trail. (J.Cleary)*

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, November 12, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, December 3, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <https://sanmarcostx.gov/Videos>. Or sign up at: [www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup) or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

**For Planning & Zoning Commission:**

Planning and Development Services  
630 East Hopkins  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **ZC-24-08**

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230  
SANMARCOSTX.GOV**

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
130358	1920 CORPORATE DR, BLDG #A, UNIT 104, SAN MARCOS, TX 78666	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666-5063
137995	1941 CORPORATE DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666-5063
132511	S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON DIVERSIFIED LAND LP	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666-5063
132516	S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666
128358	WONDER WORLD DR, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	INVESTMENTS GP LLC GENERAL PARTNER, 407 S STAGECOACH	SAN MARCOS, TX 78666-5063
138556	1920-B CORPORATE DR, BLDG #B, UNIT 208, SAN MARCOS, TX 78666-6171	CROAKER TIME PROPERTIES LLC	859 OAK BLUFF TRL	NEW BRAUNFELS, TX 78132-4180
138551	MARCOS, TX 78666-6171	DIXON VENTURE GROUP LLC	4610 JACK C HAYS TRL	BUDA, TX 78610-9306
41411	1900 DUTTON DR, SAN MARCOS, TX 78666	DUTTON DRIVE 3.44 LTD	223 HULL RD	SUGAR LAND, TX 77498-5007
41409	1904 DUTTON DR, SAN MARCOS, TX 78666	ELLIOTT REAL ESTATE LP	P O BOX 630610	NACOGDOCHES, TX 75963-0610
134099	1951 HUNTER RD, SAN MARCOS, TX 78666	ELYSIAN AT PURGATORY CREEK LP	770 S POST OAK LN	HOUSTON, TX 77056-1974
147880	WONDER WORLD DR, SAN MARCOS, TX 78666	H E BUTT GROCERY CO LP	GROCERY COMPANY, P O BOX 839999	SAN ANTONIO, TX 78283-3999
133222	810 S STAGECOACH TRL, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST , STE 202	SAN MARCOS, TX 78666-5534
130361	1920 CORPORATE DR, BLDG #A, UNIT 107, SAN MARCOS, TX 78666	KHOSRAVIAN INVESTMENTS LLC	1920 CORPORATE DR , #107	SAN MARCOS, TX 78666-6077
105248	1911 CORPORATE DR, SAN MARCOS, TX 78666	LIVINGSTON FAMILY TRUST	13901 FM 1826	AUSTIN, TX 78737-9627
11783	HUNTER RD, SAN MARCOS, TX 78666	LUCIO, REFUGIA	1709 HUNTER RD	SAN MARCOS, TX 78666
138550	1920 CORPORATE DR, BLDG #B, UNIT 201, SAN MARCOS, TX 78666	MALORGIO COMMERCIAL HOLDINGS LLC	1920 CORPORATE DR ,STE B201	SAN MARCOS, TX 78666
130356	1920 CORPORATE DR, BLDG #A, UNIT 102, SAN MARCOS, TX 78666	NRRP LLC	1001 DEERTRAIL DR	SAN MARCOS, TX 78666-8863
137993	403 STAGECOACH TRL, SAN MARCOS, TX 78666	PIONEER BANK SSB	SUNFLOWER BANK, PO BOX 2420	SALINA, KS 67402-2420



Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
143785	STAGECOACH TRL, SAN MARCOS, TX 78666	RANDALL MORRIS & COMPANY LTD	330 WONDER WORLD DR	SAN MARCOS, TX 78666-3880
130360	1920 CORPORATE DR, BLDG #A, UNIT 106, SAN MARCOS, TX 78666	RUIZ, RUBEN, Jr	P O BOX 1186	SAN MARCOS, TX 78667-1186
105247	1921 CORPORATE DR, SAN MARCOS, TX 78666	RUN LIZARD RUN LLC	1711 DEERFIELD RD	DRIPPING SPRINGS, TX 78620
138555	1920-B CORPORATE DR, BLDG #B, UNIT 207, SAN MARCOS, TX 78666-6171	S P MOHAN PROPERTIES I LLC	4200 GREEN VALLEY RD	CIBOLO, TX 78108-1900
137856	296 WONDERWORLD DR, SAN MARCOS, TX	SAN MARCOS-STAGECOACH/PONDEROSA LLC	4545 POST OAK PLACE DR , STE 125	HOUSTON, TX 77027-3182
62165	1701 HUNTER RD, SAN MARCOS, TX 78666	SINAI PENTECOSTAL CHURCH	TRUSTEE OF 208 LAREDO ST	SAN MARCOS, TX 78666
138553	1920-B CORPORATE DR, BLDG #B, UNIT 204, SAN MARCOS, TX 78666-6171	SPELLMAN JOHN W & DORIS A	125 SOWING OAK DR	SAN MARCOS, TX 78666-3372
71835	1901 DUTTON DR, SAN MARCOS, TX 78666	SVEA INDUSTRIAL VI LLC	Attn: SLK GLOBAL SOLUTIONS AMERICA, 1614 LAVACA ST	AUSTIN, TX 78701-1314
154960	310 WONDER WORLD DR, SAN MARCOS, TX 78666	TEXAS REGIONAL BANK	6770 W EXPRESSWAY 83	HARLINGEN, TX 78552-3603
111096	STAGECOACH TRL, SAN MARCOS, TX 78666	TEXAS STATE OF	P O DRAWER 15426	AUSTIN, TX 78761-5426
11933	1701 HUNTER RD, SAN MARCOS, TX 78666	V F W POST 3413	% MAURICE T SUTTLES, P O BOX 941	SAN MARCOS, TX 78667-0941
130357	1920 CORPORATE DR, BLDG #A, UNIT 103, SAN MARCOS, TX 78666	VERLEYE DAX A CPA PC	1920 CORPORATE DR, # A-103	SAN MARCOS, TX 78666
11781	HUNTER RD/VFW, SAN MARCOS, TX 78666	WILLIAMSON SAMMIE W REVOCABLE TRUST	SAMMIE W WILLIAMSON TRUSTEE, 34 RIVERSIDE LN	MARTINDALE, TX 78655-3911
		CONA President Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
		Neighborhood Rep Darla Munoz	1128 W MLK Dr	SAN MARCOS, TX 78666
		Neighborhood Rep Cory Holland	725 Williw Ridge Dr	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666